

Title Order No. 134553-SK

Escrow No. 134553-SK

After recording return to:

Donald L. Ringen

14514 Oak Meadow Road

Penn Valley, CA 95946

Name, Address, Zip

Until a change is requested all tax statements shall be sent to the following address.

Donald L. Ringen

14514 Oak Meadow Road

Penn Valley, CA 95946

Name, Address, Zip

This space reserved for recorder's use

200 MAR -2 PM 2:13

6674

Vol M00 Page         

State of Oregon, County of Klamath

Recorded 3/02/00, at 2:13 p.m.

In Vol. M00 Page 6674

Linda Smith,

County Clerk Fee \$ 21.00

**STATUTORY WARRANTY DEED**

*K-35001*

C & H Denison, Inc., an Oregon corporation, Grantor, conveys and warrants to Donald L. Ringen and Edna Lou Ringen, husband and wife, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Klamath county, OREGON, to wit: Lot 23 of Tract 1318-Gilchrist Townsite, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 2409 19DD 3200

Key no. 881474

This property is free from encumbrances, EXCEPT: Covenants, conditions, restrictions and easement of record as shown on the official plat on file in the office of the County Clerk of Klamath County, Oregon; Driveway Easement and Maintenance Agreement, including the terms and provisions thereof, recorded February 14, 2000 in Volume M00 page 4590; and Party Wall and Driveway Maintenance Agreement, including the terms and provisions thereof, recorded February 14, 2000 in Volume M00 page 4595

**THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.**

The true consideration for this conveyance is \$57,900.00.  
93.030)

(Here comply with the requirements of ORS

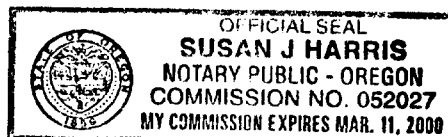
Dated this 28 day of February 2000.

C & H Denison, Inc.

BY: Clarice Denison  
Clarice Denison, President

STATE OF OREGON, County of Douglas ) ss.  
This instrument was acknowledged before me on February 28, 00,  
by Clarice Denison  
as President  
of C & H Denison, Inc.

Susan J Harris  
Notary Public for Oregon  
My commission expires 3/11/00



#21-  
K